



3 Mill Road, Blofield

Norwich



Minors & Brady



## 3 Mill Road

Blofield, Norwich

Effortless modern luxury meets coveted location in this stunning detached bungalow, perfectly crafted for stylish, spacious living on a sweeping third of an acre (STMS). The semi-open plan lounge, kitchen, and dining area feature a stylish kitchen with a central island and elegant herringbone luxury vinyl tile flooring. The lounge boasts a media wall, fitted log burner and large double-glazed windows that flood the space with natural light and provide direct garden access. Four well-sized bedrooms include two with luxurious en-suites, underfloor heating, and built-in wardrobes, while a versatile study and utility room add practical living space. Outside, a large detached garage with conversion potential, ample driveway parking, and an expansive private garden with an Indian sandstone patio complete the offering. With no onward chain and modern touches like an electric vehicle charging point, this home is ready to move into and enjoy.



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### The Location

Blofield Heath is a highly sought-after Broadland village that perfectly blends a peaceful, family-friendly atmosphere with convenient amenities. The village offers a range of facilities including Hemblington Primary School, the welcoming Heathlands Public House, a handy Post Office and shop, and the renowned 'Tamarind' restaurant, celebrated as the best in Norfolk.

Situated just about seven miles from Norwich, Blofield Heath provides easy access to major routes such as the new NDR and the A47, connecting you effortlessly to the coastal town of Great Yarmouth or the vibrant city centre. For commuters, the Park & Ride facility at Postwick on the edge of Norwich makes daily travel straightforward. Additionally, Norwich benefits from a mainline rail service to London Liverpool Street with an approximate journey time of just under two hours, while nearby stations at Acle and Brundall offer further transport options.

This delightful location is especially ideal for families and those who appreciate a quiet lifestyle nestled within the beautiful Norfolk Broads district. Its friendly community spirit and abundance of amenities make Blofield Heath a truly wholesome and desirable place to call home.

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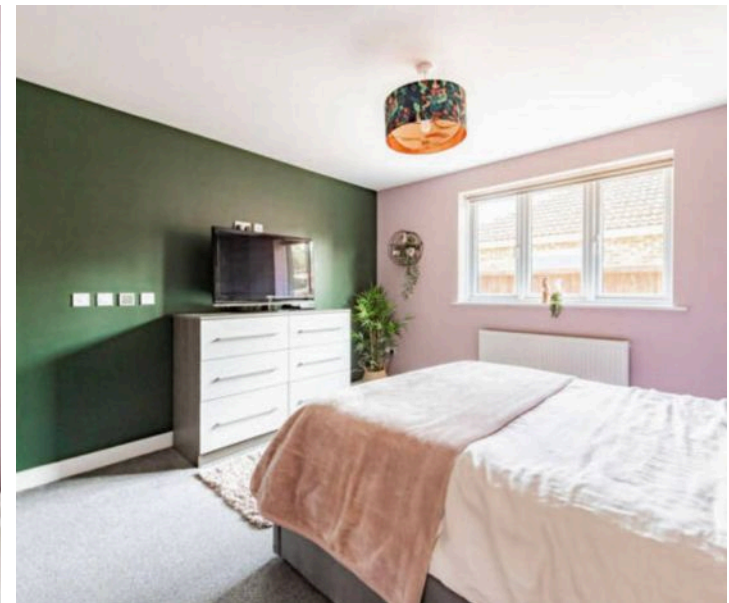
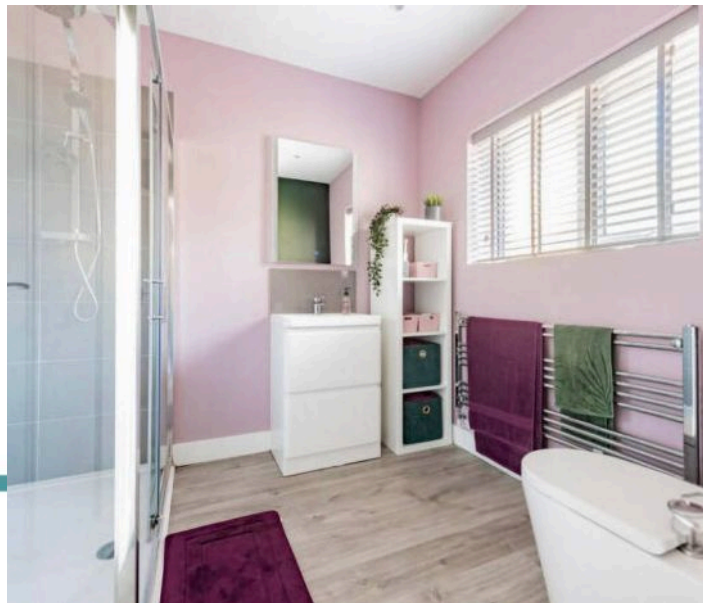
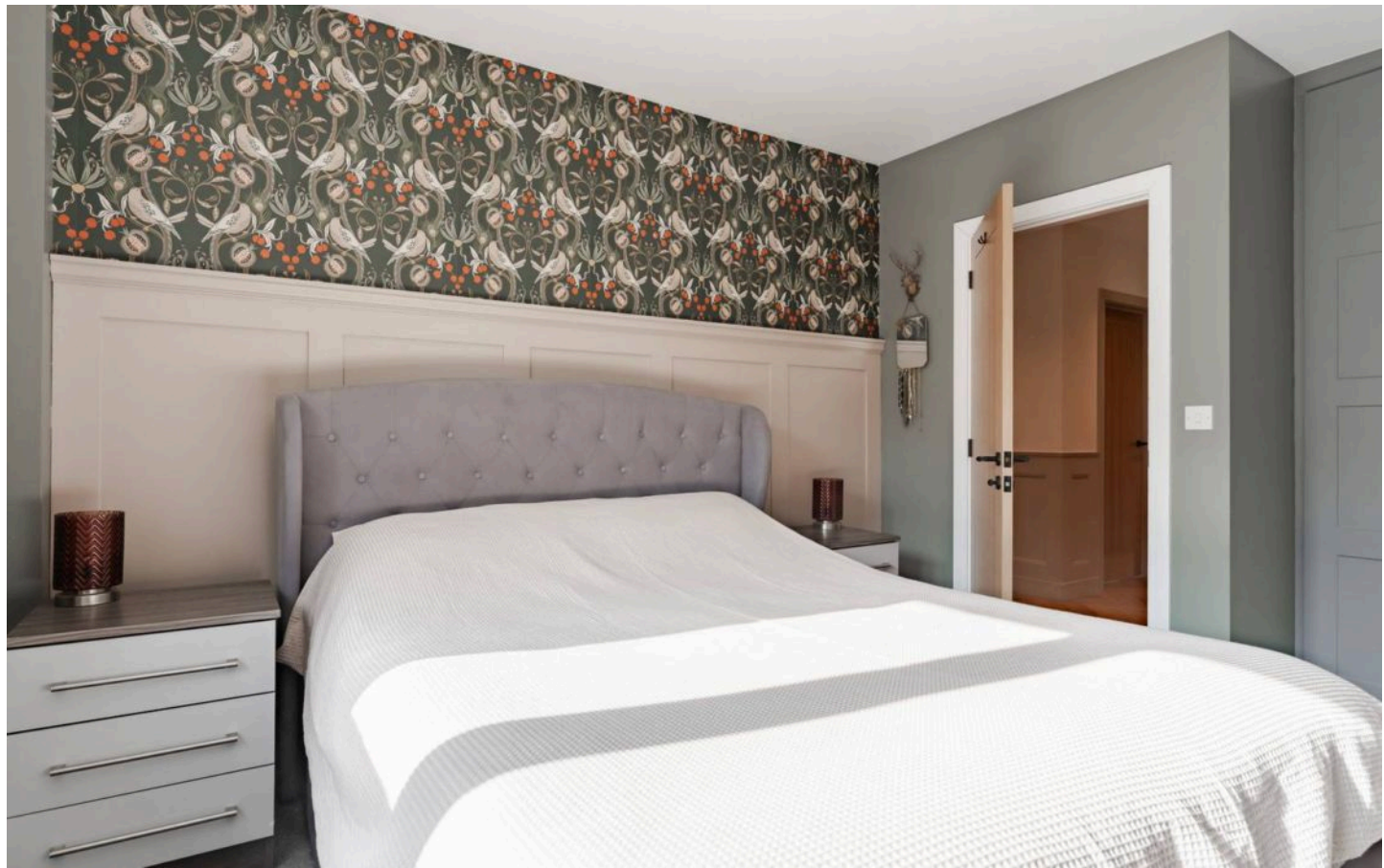
Blofield, Norwich

### Mill Road, Blofield

Introducing this beautiful detached bungalow on a generous third of an acre plot, boasting 2,176 square feet of living space and combining spacious, comfortable living with modern convenience. As you step through the front door, you're greeted by a large and airy entrance hall that runs the entire length of the home, leading into the semi-open plan lounge, kitchen, and dining area.

This thoughtfully designed space provides an ideal balance of open living while maintaining defined areas, making it perfect for entertaining and everyday family life. The hall also offers ample storage with two built-in cupboards, loft access and doors to all remaining rooms.

The heart of the home is the beautifully appointed semi-open plan lounge, kitchen, and dining room, where high-quality finishes abound. The kitchen features a wide range of stylish wall, base, and upright units complemented by an impressive central island. Modern appliances include spaces for an oven, fridge-freezer and built-in dishwasher, all set against stunning herringbone luxury vinyl tile flooring that continues throughout the main living areas.



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The lounge/dining space boasts a media wall, fitted log burner, and multiple large double-glazed windows and doors, flooding the room with natural light and offering direct access to the expansive rear garden. While currently designed as a semi-open plan layout, this space can be easily transformed into a fully open plan living area if desired, providing even greater flexibility to suit your lifestyle.

This exceptional property offers four well-sized bedrooms, including two with en-suite bathrooms. The master bedroom and second bedroom both feature built-in wardrobes and private en-suite facilities with walk-in showers, heated towel rails, and underfloor heating, adding a touch of luxury and comfort.

The third and fourth bedrooms provide versatile accommodation, with the fourth currently used as a dressing room. The spacious four-piece family bathroom is thoughtfully designed with both a double bath and walk-in shower, finished with part-tiled walls, a heated towel radiator, and underfloor heating for added warmth.

A dedicated study area, illuminated by a large skylight, creates the perfect space for a home office, while the utility room is fitted with modern units, worktops, and plumbing spaces for laundry appliances.

Practicality is further enhanced by an electric vehicle charging point, reflecting the home's readiness for modern living.



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Externally, this property truly shines. Set on approximately one third of an acre (STMS), the large detached garage offers extensive space and potential, including the possibility of conversion into a self-contained annexe, subject to planning permission. The driveway provides ample parking for multiple vehicles, while the front lawn adds to the attractive street appeal.

The expansive rear garden is a private oasis, featuring a large lawn, a substantial Indian sandstone patio that flows effortlessly from the living area, and a pre-laid concrete pad ideal for a garden studio. Additionally, two garden sheds provide excellent extra storage. This property is offered with no onward chain, making it ready for you to move in and start enjoying immediately.

### Agents Note

Sold Freehold & No Chain

Connected to all mains services.

**Section 21** - A member of Minors & Brady owns this home



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Ground Floor  
1782 sq.ft. (165.6 sq.m.) approx.

Garage & Shed  
394 sq.ft. (36.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2176 sq.ft. (202.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Aftersales Team Leader

Minors & Brady  
*Your home, our market*



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